

TOWN OF NORTH HEMPSTEAD

BOARD OF ZONING APPEAL

NEW CASES: JANUARY 30, 2008

APPEAL #18350 - Michael A. Sauter, variances 70-50-70-101 to permit the addition of a portico & terrace into the front yard setback; S/side #14 Cypress Ave., 154.22' W/of Haven Ave., Port Washington, Sec. 5, Blk. 32, Lot 352, R-C District.

APPEAL #18351 - Corey Goldstein, variances 70-19.B & 70-30.C to permit the addition & alteration to an existing two story dwelling exceeding floor area & with insufficient average front yard setback; S/side #4 Davis Rd., 114.39' W/of Mitchell Ave., Port Washington, Sec. 5, Blk. 66, Lot 122, R-A District.

APPEAL #18352 - Lito Maraboc/Frank Tipaldo, variance 70-50.A to permit the maintenance of an open porch within the required front yard setback; W/side #1382 Middle Neck Rd., 993.24' N/of Sandy Hollow Rd., Port Washington, Sec. 5, Blk. 161, Lot 33, R-C District.

APPEAL #18353 - Carter & Kathleen Wyckoff/Gary Courtier, variance 70-41.A to permit the addition & alteration to a non-conforming dwelling with insufficient aggregate side yard setback; S/side #24 Gilford Rd., 742.5' E/of Lowell Rd., Port Washington, Sec. 6, Blk. 65, Lot 14, R-B District.

APPEAL #18354 - Angelo Abballe, variances 70-26.A, 70-32.7, 70-31.A, 70-29.C, 70-30.A, 70-32.3A&B to permit the maintenance of a dwelling exceeding ridge height, eve height, floor area, height with insufficient aggregate front, side & into the required sky exposure plane; S/side #240 Power House Rd., 89.04' w/of Oakdale Rd., Roslyn Heights; Sec. 7, Blk. 247, Lot 1, R-B (R-A)

APPEAL #18355 - Joseph & Fabira Anayati, request for determination under section 70-225.A & 267.B(1) of Town Law to review the appearance ticket issued by the Building Official, alleging violation of 70-19(c), 70-22.3(a) relating to gross floor area & sky exposure plane in the alternative a request for variance of sections 70-19.C & 70-22.3.A; W/side #12 Dogleg La., 224.86 S/of Club Dr., Roslyn Heights, Sec. 7 Blk. 168, Lot 14, R-AA District.

APPEAL #18356 - Bella Calabria Farms, Inc./Rosa Zito, variance 70-44 to permit the maintenance of the use of a portion of the premises as a retail grocery delicatessen, with a kitchen preparing cooked foods, which is not a permitted use in a residence district; N/W/cor. #401 Herricks Rd. & Wilson Blvd., New Hyde Park, Sec. 9, Blk 515, Lot 43, R-C District.

APPEAL #18357 - John Sorrenti/Chase Bank, variances 70-203.T(2)(h),(i) & (j) to permit erection of a commercial building (bank) with drive-through facilities not in compliance with the code; S/E/cor #2360 Jericho Tpke & Court House Rd., Garden City Park, Sec. 33, Blk. 160, Lots 28-43, B-B District.

APPEAL # 18358.A - Rouben Mahfar, variance Sec. 70-30.B & 790-31.B, to permit the maintenance of an existing dwelling on a lot with insufficient front yard and side yard setbacks; N/W/cor. #10 Bayside Dr. & Nottingham Pl., Sec. 2, Blk. 371, Lot 4, Great Neck, R-A, District.

APPEAL #18358.B - Rouben Mahfar, variance Sec. 70-27.1B, to permit the construction of a new dwelling on a lot having insufficient lot width, N/E cor. Bayside Dr. & Crosswood Rd., Great Neck, Sec. 2, Blk. 371, Lot 3, R-A District.

ADJOURNED CASES:

APPEAL #18216 - Ali Reza Moslem, variances 70-26.A, 70-27 & 280.A.5 to permit construction of a single family dwelling with insufficient lot size, insufficient access to property for emergency vehicles and exceeding the number of stories; E/side #48 Rose Ave., 550' N/of Vista Rd., Great Neck, Sec. 2, Blk. 179, Lots 350A & 350B, R-A District.

APPEAL #18329 - Francesca Ferrante, variance 70-51.E & 70-208.F to permit a one-story addition and alteration to a nonconforming two-family dwelling with insufficient side yard setback; W/side #927 Lakeville Rd., 360' N/of Bryant Ave., New Hyde Park, Sec. 8, Blk. 19, Lots 40-41, R-C District.